

Being neighbourly

Sometimes fences and walls built on shared boundaries can lead to disputes between neighbours, so we would always recommend that you discuss your plans with them before submitting an application or starting work.

Hedges and trees are not normally covered by planning legislation unless they are protected by a Tree Preservation Order, but again if you are planning work to these on a boundary we suggest you speak to your neighbour first.

Boundary disputes are private legal matters in which the Council will not become involved. It is up to applicants to ensure that their property boundaries are accurate and to resolve legal disputes.

Enforcement

The Council's Enforcement Officer investigates breaches of planning control. If any unauthorised work is discovered to have been erected then a retrospective application will normally be requested. If the development is found to be unacceptable then enforcement action may be pursued to require its removal or alteration.

Landlords consent

If you rent your home from the Council or a Housing Association you should check to see if you need **landlords consent** for the intended work.

How to contact us

Email us at: development.management@west-dunbarton.gov.uk

Phone us on: **01389 738575**

Write to us: **Development Management,
Council Offices,
Rosebery Place, Clydebank
G81 1TG**

Historic Scotland's website can be found at:
<http://www.historic-scotland.gov.uk/listing>

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Fences, Walls and Enclosures



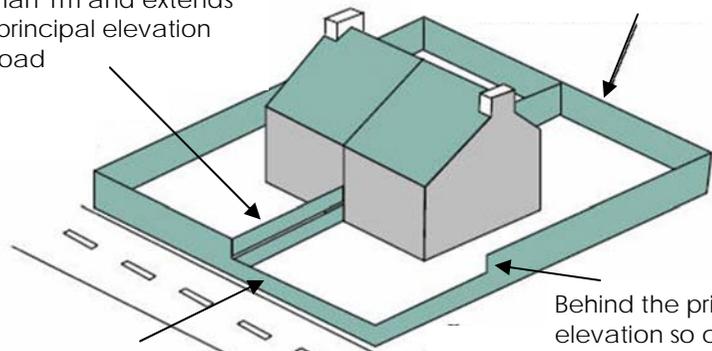
Is planning permission required?

This depends on the height of the fence/wall and where it is located. Some works are “**permitted development**” which means that a planning application is not required.

In general, if any part of the wall, fence or gate **fronts a road** or extends beyond the **principal elevation** or **side elevation** nearest a road an application will be required if the wall/fence/gate will be more than **1 m in height**. The diagram below shows examples of this.

Anything behind the principal elevation or side elevation nearest a road or public footway would not normally require an application unless it exceeded **2m in height**.

Planning permission is required (higher than 1m and extends beyond principal elevation nearest road



Planning permission is not required (lower than 2m)

Planning permission is not required (lower than 1m)

GENERAL RULE

Fencing <1m—planning permission not required

1m -2m—depends on location

Fencing >2m—planning permission required

Retaining walls are subject to different rules. Contact us with details of your proposal to check whether an application is needed.

You will require a **building warrant** for the construction of a wall over 1.2m in height or for a fence over 2m in height.

Where you live matters . . .

However, if you live in a **listed building** or **conservation area** you will always have to apply for any fence, wall, gate or other means of enclosure. If you are demolishing a wall in a conservation area then **conservation area consent** will be required. The Conservation Areas are:

Old Kilpatrick	Mount Pleasant Drive, parts of Station Road and Dumbarton Road, Luset Road
High Dalmuir	Overtoun Road, in part, Maxwell Street, Methven Street, Clark Street, in part, Melbourne House at Regent Street, Duntocher Road, in part, Risk Street,
Kirktonhill Dumbarton	Kirkton Road, Helenslee Road, Dixon Drive/Avenue, Clydeshore Road, Methlan Park, Gleddach View, Veir Terr and Westbridgend
Knoxland Square Dumbarton	including parts of Victoria Street and Bruce Street

Listed building consent may also be required if the proposal would affect the character or setting of a listed building. Historic Scotland’s website provides details of all listed buildings.

Some open plan estates have permitted development rights removed and you will require planning permission regardless of the size of the fence, wall etc. These are:

Old Kilpatrick – Admiralty Grove Estate

Dalmuir - Benbow Road Estate

Duntocher - Braidfield Grove Estate

If you need to apply for planning permission

General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your house and garden area along with details of the fencing. Applications can be submitted online at the e-Planning Scotland website:

<https://eplanning.scotland.gov.uk/>